

\$465,000 - 2401, 77 Spruce Place Sw, Calgary

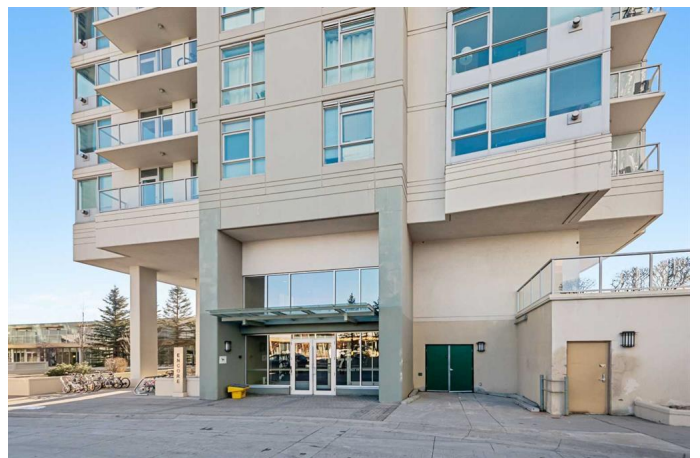
MLS® #A2187704

\$465,000

2 Bedroom, 2.00 Bathroom, 1,121 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

HUGE PRICE REDUCTION! Welcome to this stunning multi-level unit on the 24th floor, offering **BREATHTAKING DOWNTOWN AND GOLF COURSE VIEWS!** Just steps away from the scenic golf course, the C-train station. Westbrook Mall, the unit combines luxury living with ultimate convenience! The living room features **19' HEIGHT SOARING CEILING**, creating an airy, open ambiance. This 2 bedroom & 2 full bath home boasts granite countertops in the kitchen and bathrooms vanities, as well as updated carpet and laminate plank flooring. The open floor plan seamlessly connects the living room and kitchen, perfect for entertaining and relaxing. The upstairs boasts a large bonus room for family recreational use. The spacious primary bedroom features large windows, a walk-in closet and a 4-pc ensuite, and **A BALCONY FACING GOLF COURSE AND DOWNTOWN.** The second bedroom offers versatility, ideal as a guest room or home office. Additional highlights include **CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, a TITLED & HEATED UNDERGROUND PARKING STALL,** and an assigned storage locker. The very well-maintained complex provides **24/7 SECURITY** and premium amenities, including an indoor swimming pool, hot tub, fitness center, recreational room with Ping Pong table and pool table, multi-purpose room. Conveniently located just 5 minutes driving from Downtown and Edworthy Park, and 10 minutes walk to Douglas Fir Trail



overlooking Bow River. Unbeatable value in this price range - Don't miss the opportunity!

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2187704 |
| Price | \$465,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,121 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 2401, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C3X6 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------|
| Amenities | Fitness Center, Indoor Pool, Recreation Room, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |

| | |
|-----------------|------------------|
| Heating | Baseboard |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| # of Stories | 25 |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Construction | Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 70 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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